

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- March 23, 1966

Appeal No. 8635 Alexander Ostrower, et al, appellants.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made seconded and unanimously carried, the followint Order of the Board was entered at its meeting on March 30, 1966.

EFFECTIVE DATE OF ORDER -- June 8, 1966

ORDERED:

That the appeal for permission to establish a parking lot at 2110 and 2123 - 11th Street, NW., lots 16 and 18, square 331, be denied.

As a result of an inspection of the property and from the record and the evidence adduced at the public hearing, the Board finds the following facts:

- (1) An inspection of the property was made on March 21, 1966.
- (2) Appellants' lots are vacant and unpaved. The lots abuts and surround a single family dwelling. The lots are accessable from a public alley in the rear. At the time of inspection, automobiles were using the lots for parking.
- (3) Appellants' lots are located in a R-5-B District.
- (4) Both of appellants' lots have a 20 foot frontage on 11th Street and a depth of 94.875 feet. The lots contain a total of 3795 square feet of land.
- (5) Appellant proposes to use the lots to serve employees of PEPCO Which occupies buildings in the vicinity.
- (6) The Department of Highways and Traffic offers no objection to the granting of this appeal.
- (7) Opposition was expressed at the public hearing to the granting of this appeal.

OPINION:

The Board is of the opinion that the establishment of this parking lot is not reasonably necessary to serve other uses in the vicinity.

Further, the Board concludes that the use of these lots for parking will have an adverse affect upon the homes in very close proximity to the lots. The establishment of these lots in an R-5-B District is not consistent with the purpose, and intent of the Zoning Regulations and Map.